

Memorandum

City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: April 30, 2009

Re: Report of Expenses for the abatement of Vacant or Abandoned Dangerous Building at 4305 Las Lomas Avenue - Ward 1 (Tarkanian)

LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing to City of Las Vegas specifications (all boards must be painted the same color as the structure), removing refuse, waste, graffiti (from all surfaces), trim, cut and remove weeds, and turf grass exceeding 8 inches in height in all yards, and posting No Trespassing, Vehicles, Dumping signs. The abatement was completed by Weaver Construction, Inc on December 12, 2008 at a cost of \$1,125.00, which was accepted by the Department of Neighborhood Services.

Contract Amount Breakdown:	
Board/secure to City of Las Vegas specifications	\$250.00
Remove refuse and waste (including glass, cardboard, tree limbs, plastic, etc)	\$350.00
Trim, cut, remove all weeds/turf grass exceeding 8 inches in height in all yards (to include dead bushes and trees)	\$475.00
Post No Trespassing , No Vehicles, No Dumping signs	\$50.00
AMOUNT DUE:	\$1,125.00
Administrative Processing Fee:	\$168.75
Sub-Total:	\$1,293.75
Reinspection Fees (w/late fees):	\$528.00
Civil Penalties:	\$450.00
Payment:	\$0
TOTAL AMOUNT DUE:	\$2,271.75
Daily Civil Penalties – 72 days @ \$500 a day (excluding civil penalty fees already assessed) October 2, 2008 to December 12, 2008	\$35,550.00
MAXIMUM TOTAL:	\$37,821.75
OWNER OF RECORD:	DAROLD BASSLER
PROPERTY ABATED:	4305 LAS LOMAS AVENUE
ASSESSOR PARCEL:	LAS VERDES HGTS UNIT 1

LEGAL DESCRIPTION:	PLAT BOOK 4 PAGE 99
	LOT 34 BLOCK 2

DSS:jl